

VILLAGE OF COXSACKIE
Informational Session-UMH of Coxsackie, LLC-Mountain View Estates Project
May 1, 2023

Mark Evans called the meeting to order at 7:00 p.m. Present were Trustee Donald Daoust, Trustee Katlyn Irwin, Trustee Rodney Levine and Trustee Rebecca Vermilyea.

Mayor Evans stated that he would like to take a few minutes to talk about the UMH Project, when it started, where it has been, and how we got to where we are today. There are several folks present from UMH tonight who are going to speak on the project, and tell us exactly what the layout is, what some of the homes would look like, etc. Also present tonight is the Village Engineer, Mary Beth Bianconi, and Village Counsel, Robert Stout. They will give an overview of the procedure that will be followed according to the Village code, as to how the project will move forward through review. This project is a little different, as the Engineer and Counsel will explain. There is a lot that the Village Board has to do with this project, as opposed to the Planning Board. The Village Board, UMH, Village Engineer, and Village Counsel will be happy to try and answer any questions from the public. If there is anything that cannot be answered, the public is welcome to come up to the Village Clerk after the meeting, and give her your name, email, and/or address, and the Board will try and research and answer the question the best they can. This is not a Public Hearing; it is an Informational Session. The Village has held these in the past on various projects. It provides the public with an open forum to ask questions and hopefully get some answers that they may be seeking. The Village will leave this comment time open. So, if people leave here and find that they thought of a question afterwards, they can feel free to email the Village Clerk, and the Board will be happy to try and provide answers. He said that he would like to provide some background on the project. The project was first proposed in 2005. At that time, the Village and Town had decided to implement a moratorium, and that moratorium lasted for a couple of years. This was while the Village and Town re-did the Comprehensive Plan. The Comprehensive Plan was completed and adopted by both the Village and the Town, and that is still a document that the Village looks at and uses to this day. The Village Board is looking into updating that document and will be looking to talk with the Town of Coxsackie about coordinating that effort. It was adopted back in 2008, so it is time to update that. There is a significant cost associated with updating the Comprehensive Plan, so they are hoping that the Town will want to jointly go through this process and share the costs. Over the years, there were a number of different proposals made by UMH. One of the stumbling blocks that the Village had was the ability to accept the wastewater. Two years ago, the Village upgraded the Wastewater Collection System and the Wastewater Plant, and the village now has more capacity. There are still some more issues that the Village has discovered in the West Coxsackie area behind Cumberland Farms. At times when the creek rises up it is dumping into the sewer collection system through some manholes there. So, there is a fair amount of work that the Village has to do on that area, and some other places in the village that still have combined sewers. A couple of weeks ago, the Board voted to pursue some money to work on that aspect. Over the years, there have been a lot of meetings, and different changes in the project, but for various reasons it did not move forward. There was a lawsuit by UMH against the Village, and it was ultimately settled a couple of years ago. That has allowed the project to move forward and is now at the point where the Village felt it was a good time to have a meeting, where everyone can listen to what the project currently looks like, and the process that the Village will go through.

Robert Stout, Village Attorney, stated that the applicant is ready to move forward with the project. What that means is that they will be filing applications with the Planning Board for Site Plan approval, Zoning Board of Appeals for requests for Area Variances to the extent that Area Variances are required, and also given some changes with the project that is proposed for that, which was originally considered back in 2009, also requires Annexation from certain land from the Town into the Village. He is sure that the applicant will provide a little more detail on that. Every Board in the Village is going to have a role in this process. Where we are right now, before any individual Board can get into the substance of the underlying applications, the environmental review process has to be updated. A Findings Statement was issued pursuant to the NYS Environmental Quality Review Act in 2009 based on the earlier iteration of the project. Certain key elements of the project are proposed to be changed. Prior to advancing an application with any of those changes, the SEQRA environmental review will be updated to reflect those changes. So, the procedural posture that we are in now is called "Scoping", and what that means is the scope of that Supplemental Environmental Review is currently being discussed right now.

with the applicant. The applicant has submitted a proposed scope. That scope is posted on the Village's website. Both Counsel and Delaware Engineering are reviewing the proposed scope. We welcome any comments from the public on that proposed scope, and over the course of the next month or so we'll be looking to have that proposed scope finalized, and the applicant will start preparing a Draft Supplemental Environmental Impact Statement, with the scope essentially serving as the outline of the Table of Contents of what that document is going to look like. Once that document is produced, then the Village Board will consider what State Environmental Quality Review (SEQR) findings it can make pursuant to that document, and then the underlying Site Plan and Area Variance process before the Planning and Zoning Boards will continue on.

Andrew Gilchrist stated that he is the project Attorney for the applicant, and he introduced others who were present on behalf of UMH, including Sam Landy-President and CEO of UMH, Craig Koster-Counsel, Martin Mancini, Barry Rausch, and Gregg Ursprung-Consulting Engineer. This project has had a bit of history in the village, and the project had gone through fairly extensive review several years ago. Just for the purpose of understanding what was previously reviewed, the previous project was entirely within the village. In the current layout of the proposed project, there is a municipal boundary line bisecting the current project. There are proposed manufactured housing units in both the town and the village. It is the village area that constitutes the part of the project that was previously reviewed by the Village. A fair amount of Environmental Impact Study was done, and it had proceeded through the Environmental Impact Statement (EIS) process. It had gotten to the point of SEQR Findings, which are the determinations of what impacts there are, and what mitigation measures, if needed, there would be to address those impacts as part of the project review. The earlier project did go through the Findings Statement but did not proceed thereafter for a host of reasons. We are now back after a piece of litigation in the Federal Court resulted in a Consent Decree. The Consent Decree is on the Village website as well. What that settlement envisioned is the current project layout. The current project layout does go over the municipal boundary, and part of the project is proposed to be within the town. UMH is the title owner of all of the property that is proposed for units. Previously the project included 280 units in the village, which was previously part of the SEQR review. The environmental impacts from those 280 units, as proposed at that point in time, were reviewed. Another important part for everyone to understand is that the previous project was proposed to be age restricted, and that was part of the review that was undertaken. The current project both increases the proposed number of manufactured housing units, and it does eliminate the age restriction. This is no longer proposed to be an age restricted community. The area that is currently proposed to be within the village primarily follows what had been previously proposed. While there were 280 units previously reviewed, there will be 284 units within the village that is currently proposed. In the town there are 76 units. The whole project is 360 units, with an onsite road system and amenities. There was an EIS done on the earlier project. When there is this kind of project amendment being proposed, regulations under SEQR provide for the process we are now entering. That is called a Supplemental Environmental Impact Statement (SEIS). What the law requires is that the applicant review any impacts from the proposed amendments. Obviously, there is an area of the project site that has never been reviewed for environmental impacts before. That will need to undergo SEQR review. Any proposed changes, and there are not many, within the project previously reviewed and analyzed under SEQR will need to be looked at, and given the time period that has expired between the earlier SEQR review and current, they will need to confirm the data relied upon, the analysis, and the conclusions that were drawn in the earlier SEQR review. That whole process is called a SEIS. The first step of which is scoping. Scoping is designed to identify those issues which need to be analyzed within the EIS. They submitted a proposed scope to the Village Board. The Village Board is acting as the Lead Agency. The Board will take and direct the environmental impact review of the current proposed project. This doesn't mean we ignore, or do not consider, the earlier EIS. That is still part of this record. What is being prepared is a supplement to that EIS to analyze the project changes, and to confirm data upon which earlier analysis was done. The SEQR regulations allow for public input on the proposed scope, and that is in part the purpose for tonight. To introduce the project again in its current proposed form, and to indicate that certainly the public has an opportunity to submit any comments on the proposed scope that they submitted for the environmental impact review. That is available on the Village website. There are a number of review processes that they will undertake on this project. Obviously, the first one is the environmental review. You can think of SEQR as an umbrella over the entire project. All of the underlying approvals are subject to SEQR, meaning that no Board can act on this project until SEQR has been complied with, meaning the SEIS has been accepted, and findings have been adopted by each of the necessary Boards. First and foremost, because the project has rolled into the town, they now have the

option of how to handle that. What was anticipated with the settlement with the Village was a proposed Annexation. The proposal is to take the property that is owned by UMH currently within the jurisdiction of the town, and annex that into the village. That is determined by both the Village Board, as well as the Town Board. When an Annexation Petition is filed it goes to each of the municipalities. They have filed with both the Town Board, as well as the Village Board of Trustees. There is a procedure to go through under the Annexation Law, which they will do, but that can't move forward until they have completed the SEQR review. Obviously, they need to go before the Planning Board for Site Plan review on the project, as within the jurisdiction of the Village Planning Board, and under Village Code there are certain Area Variances that they will be seeking in front of the Zoning Board of Appeals. These do include lot size, certain setbacks, and lot coverage issues. Those would be in front of the Zoning Board of Appeals. That application has not yet been filed but will be filed in due course. Obviously, all of the agencies in which they need approvals have been involved in the SEQR coordination process. This includes not just the Town Board, and municipal Village Boards, but it does include County and State agencies as well. So, that's a lot of steps to get through. They need to get through the environmental impact review process, with the SEIS to be accepted as complete, with findings adopted concerning the potential environmental impacts of the project. They need to have the Town Board and the Village Board of Trustees move forward on the procedure for annexation. There will be a Public Hearing on the annexation proposal. You should be aware of the fact that it will be a joint Public Hearing of both Boards. In New York, the way it works is that both Boards do need to approve that annexation. They are not there yet. The record is not fully developed on that yet because they need a complete SEQR first. If the annexation is approved, they will then move forward with Site Plan review and the Variance process. The Draft Scope they submitted is predominantly to supplement the earlier information, as well as to analyze those impacts, which weren't part of the earlier SEQR review. So, they propose to update prior data, analyze the proposed additional homes, and remove the age restriction. When you hear about removing the age restriction, the things that come to mind are the impacts on the school district, and transportation. Many times, impacts to traffic is different with an age restricted community vs. an unrestricted. They will be analyzing those issues in the supplement. They are happy to answer questions. This is proposed as an affordable residential opportunity for the village. These are in the nature of what has been identified in NYS as a need for affordable housing in NY, and this is the exact type of residential product that meets that current need, and they hope that the Village will consider that, and they are sure that they will.

Gregg Ursprung, Project Engineer, stated that he would like to give a brief overview of the project. The property that UMH owns is about 185 acres. The area to be developed with 360 homes is 85 acres, and the habitat reserve area is 85 acres as well. So, that meets the Village's requirement for a 1:1 ratio of developed vs. habitat area. The homes that are going to be provided will range from 2,000 to 2,600 square feet. Some of them will have garages, some of them won't. It will be dependent on the person buying the manufactured home. Access to the property is provided at three locations. There are 2 locations here on Van Dyck Street, and there's also an entrance over on River Road. The project will include a number of amenities. There's a Welcome and Education Center that will be located in an existing building on the site. It's adjacent to the horse barn right now and is an apartment above the office. So, that will be converted into the Welcome Center. There's a proposed 6,000 square foot clubhouse with a swimming pool and a playground area. There are multiple recreation areas throughout the site. They're proposing a multi-use trail for both pedestrians and horses that would be a separate trail, and also the existing horse barn, which is located in this area as well, is looking to be refurbished. One of the things about that is that the Village Code does not allow horses on the property. So, they'd be looking for a Use Variance for that. There's also a boat storage area. And lastly, there is a maintenance building that will be about 1,500 square feet, adjacent to the new boat and trailer storage. Some of the improvements, or site improvements, that will be provided, is that there's currently a six-inch water main that runs down Van Dyck Street that will be replaced with an eight-inch water main, which will improve the water service to the properties along that roadway. That would run from Lafayette Avenue, all the way out to Mansion Street. In addition to that, there would be a mill and fill of the pavement for that length, as well from Lafayette Avenue out to Mansion Street. Because they'll be digging up and putting in the waterline, they want to resurface the roads so that it's in much better condition. They also plan on constructing a new five-foot wide sidewalk along the length of Van Dyck Street, from Lafayette Avenue out to Mansion Street, and then from Mansion Street down Lafayette Avenue about 500 feet to connect to the existing sidewalk there. Other improvements will be new sewer line connections to the Village sewer just off the property, and if needed, pump stations would be upgraded, depending on the current

capacity of the pump station. The project is to be developed under the Village Code Chapter 87 for mobile homes and mobile home parks. So, that's the criteria they will use for the design. As was mentioned, they're anticipating a few Use or Area Variances with this project. Typically, the minimum lot size is 10,000 square feet. They currently have 69 lots that are less than 10,000 square feet. So, they'll be looking for a Variance for those. There is a maximum lot coverage of 25%, and they'd potentially be slightly over that coverage requirement. They would be at 29% lot coverage versus 25%. So, they'd be looking for an Area Variance for that. Also, another requirement is that there's a minimum 20-foot building offset from a paved surface, which even includes the sidewalk. They currently will have 10 feet offsets from the sidewalks to the buildings. So, they're looking for an Area Variance for that as well. Lastly, as mentioned, the horse stable is not an allowed use in this particular zone, the MDR-3 zone. They'd be looking for a Use Variance for that.

Andrew Gilchrist stated that he did fail to mention one thing, and it's in connection with the annexation. So, if the annexation is approved by the Town Board and the Village Board of Trustees, that will also require the Village Board to then zone the annexed area in their Zoning Code, and what's been proposed, obviously, is to place that within the MDR-3 zone. There currently is a small area on the property within the village that is not in the MDR-3 zone, and a small area in the rural residential agricultural zone. So, part of this project proposal is to change the entire project site to MDR-3.

Mary Beth Bianconi, of Delaware Engineering, stated that what we need to understand is what are the types of information that are necessary for the Village Board to evaluate the existing conditions on the site, the potential impacts of this project, and the reasonable mitigation measures for those. If you take some time, and you go through the scoping document, and the prior EIS, which is also on the Village website, what you'll see is it's divided down into areas like soils, wetlands, habitat, water, sewer, transportation, those kinds of things. When you comment, I know people probably have a lot of questions, which is great, because that's what this forum is for, but what's really helpful when you comment as we go through this is to ask a very specific question. An example might be, how do we understand that water pressures on Noble Street will not be affected by this? So, asking a very specific question is really, really, helpful to us in figuring out what needs to be analyzed. While I'm sure folks have some thoughts about this project in terms of the village, and it's fit in the village, and those kinds of things. At this point, we would really encourage you to stay focused on what we need to study and understand, and recognize that, as Counsel for the applicant has pointed out, there will be several hearings in the future. One regarding the annexation, and one regarding this Environmental Impact Statement, where some of those issues can be more fully fleshed out. But for right now, the focus is really on what we need to study, and what we need to understand as a community about this project. So, you know that can be challenging, but that's really the point where we're at. The public, at this point, are going to be asking a lot of questions, and that's good, because that's the point of the process where we are. We're in the question point of the process. The next step after we get through asking all the questions is that the applicant will work diligently to come up with answers. Those answers are what will come back in the Supplemental Environmental Impact Statement. So, hopefully that helps people a little bit with why we're here, and what we're trying to understand today.

Robert Stout, Village Attorney, stated that he agrees. He doesn't think there's anything else he would add as Village Counsel. He thinks the applicant's attorneys did a good job of stepping through the process. In addition to the hearings that we'll have on the Environmental Impact Statement, and the Joint Hearing with respect to the annexation, hearings are also required before the Planning Board for the Site Plan application, as well as before the Zoning Board of Appeals for the Variance applications. So, this is but the first opportunity for a substantial amount of public involvement in the project.

Mayor Evans stated that the meeting will now open for questions from the public.

Dan Fox, of 16 Elm Street, stated that he has seven or eight questions. The first one is when the meetings about scope will be.

Robert Stout, Village Attorney, stated that that's what this meeting is.

Dan Fox stated that no scope has been presented yet.

Robert Stout, Village Attorney, stated that the scoping document is on the Village website. So, when you say the scope, this is the scope for the Environmental Impact Statement that is being updated now. The proposed draft is on the Village website, and we, the Village's professionals, will be providing comments on that scope, and it's this public's opportunity to also provide their own comments on the scope. Their own sort of timeline for that project is going to play out so we can see the comments after they've been added. The Board will be holding the period for written comments on the scope open for the next week. The applicant will then go back and prepare a revised scoping document responsive to the relevant public comments, and then after that, the Board will review, evaluate, revise, and decide whether or not it will be adopted.

Dan Fox asked if there would be a meeting about the revised scope.

Robert Stout, Village Attorney, stated that all decisions about the revised scope have to be made at a public meeting. So, yes. There will be a meeting about the revised scope.

Dan Fox asked what the outcome was of the first environmental review.

Mary Beth Bianconi, of Delaware Engineering, stated that it's also important to understand, and maybe we should step through this, that SEQRA, the State Environmental Quality Review Act, does not approve projects. It's not its job. It does not approve projects. What it does, is it identifies existing conditions, environmental conditions, which include many things, to include the population, include schools, include the water system, the birds, you name it. You then compare the proposed project against those conditions to see if there will be impacts. Some of those impacts may be positive, some of them may be negative. Then for those negative impacts, it identifies measures to attempt to reduce the negative aspects of that, to as little as possible. Sometimes it's not possible to make them nothing, but to reduce them. So, one of the things is there's a six-inch waterline on Van Dyck Street, that is not big enough to serve all of this development, Van Dyck Street, Noble Street, and all of these areas. So, that's an impact of the project. So, a potential mitigation would be to increase the size of the waterline. So, the Environmental Impact Statement will say, okay, the existing condition is a six-inch water line, which serves what we have, but an eight-inch water line is required to serve more, and then it's going to document that that eight-inch water line is a good mitigation measure. So, the result of SEQRA in that respect, is that in something called the Finding Statement, which is at the very end, those existing conditions, impacts, and mitigation measures will be identified, and that Finding Statement creates kind of the rules of the road for how this project would go forward, and to get those approvals. So, the original Environmental Impact Statement, which is on the Village website, contains a lot of documentation. There is, two or three, three inch, three ring binders, if you print it out. One of the most important documents to read is something called the Finding Statement, because it's the conclusion of what happened. What you'll see is that for a number of different impacts, there were mitigation measures that were identified. Things like, Van Dyck Street should be milled and filled for quality, or sidewalks should be installed, as a lot of people walk on Van Dyck Street. There were a series of things. So, the conclusion of the original Environmental Impact Statement was that the project could be advanced, if these mitigation measures were eventually implemented as approvals from the various Village Boards, the State Department of Health, and the State Department of Environmental Conservation.

Dan Fox asked what happens if the Town doesn't agree to proceed the property for the annexation?

Robert Stout, Village Attorney, stated that then the applicant can decide if they'd like to proceed with the balance of project.

Dan Fox asked if there is any idea what the probability is of that happening.

Robert Stout, Village Attorney, stated that that's subject to a public process, public comment, and Public Hearing, so we can't predict that outcome.

Dan Fox asked if it is possible that the number of units can be increased.

Andrew Gilchrist stated that part of the current project is to restrict the balance of this land. So,

that will be up to the Boards on how that gets implemented.

Dan Fox stated that there are ways to say that area would remain and would not be allowed for additional units. He asked if UMH can make a declaration that that would be the case, and they will not increase the number of units in the future.

Andrew Gilchrist stated that right now, the proposal is for these units, and to restrict the balance of the property. So, that is the current proposal. Now, when he says the current proposal, what he means is, that's what UMH has asked, primarily the Village, and then the Town is part of the annexation, to approve the layout with 360 units, and to restrict the balance of the property.

Robert Stout, Village Attorney, stated that those approvals can be conditioned, also.

Andrew Gilchrist stated that let's presume just for the moment that this goes through the full review, the project as proposed is deemed to be approvable, but there are certain conditions, municipalities, many times, will attach to that approval. One can be, we find it's approvable, but you have to restrict, and there's many ways you can restrict. Just know, we'll also be working, as Mary Beth Bianconi said earlier, with the New York State DEC on part of the project review as well.

Dan Fox asked if there was any analysis done in terms of demand for affordable housing around Cocksackie at all.

Andrew Gilchrist stated not to his knowledge.

Sam Landy stated that the Governor has specifically stated that there's an incredible need for affordable housing throughout New York State. The President has signed a document stating that there's an incredible need for affordable housing throughout the country, and that manufactured housing satisfies that need. That's a presidential document that exists pertaining to manufactured housing, as well as Governor Hochul's statements pertaining to the state requiring more affordable housing.

Dan Fox stated that that doesn't really address the density issue of whether or not there is a demand for 360 units within the Cocksackie area at all.

Gregg Ursprung stated that it is his understanding that the court settlement allows them 360 units. So, he thinks that that issue is 100% resolved.

Sam Landy stated that it's their problem if they build it and nobody comes.

Dan Fox stated that that is not entirely true. The Town may get stuck with something that they may not want.

Andrew Gilchrist stated that one thing he would like to add, as a practical matter, in terms of build out, this project will be built out in phases. So, it's not as if one day there will be zero units, and within a very short period of time there will be 360 units.

Dan Fox asked if UMH has any idea of what the volume of truck traffic is going to be during the construction period.

Andrew Gilchrist stated that that'll be part of the EIS process. They'll analyze that issue, and that will change from the earlier review, because there's additional units.

Dan Fox asked what the timeframe is that UMH is predicting in terms of other phases that are going to be started and finished.

Sam Landy stated that he just doesn't know what the municipality's requirements are on that, but generally, 360 units would be about eight years, or 50 units per year.

Joyce Kirkland, of 7 Wayne Drive, stated that UMH has two proposed entrances coming out onto Van Dyck Street. Van Dyck Street, when we have events such as the Town Yard Sale, and Halloween, and other times, that traffic is bumper to bumper, and they make it a one-way road.

She stated that the corner is really, really, bad. She said that it's not a big corner, and so, you've got Lafayette Avenue, and then you've got Noble Street, and Van Dyck Street, and that's going to be one big traffic jam. You're putting two entrances there. She asked UMH if they are going to enlarge that corner or are they going to put ramps. She asked how UMH is going to handle all this traffic that's going to be coming from 360 homes.

Gregg Ursprung stated that a traffic study would be done that would be looked at. Typically, with traffic, though, you look at the 90th percentile for assessing traffic. The 90th percentile, which is this is kind of a one off, you know, when you have an event like that, so you typically don't design for that. But that said, that's something they would consider when they're doing the design, knowing that that's the case.

Joyce Kirkland stated that traffic really gets bad right there at that corner, and then Van Dyck, it's like a bottleneck. She stated that you can't move one car, and that's it, you're stuck. Even if there's like a water main break, or pothole, or something. She stated that they are going to have to widen the road to begin with, because there is a blind corner when coming onto Mansion Street, which everybody has to stop at. She said that they are going to need a traffic light there. She said that the traffic is going to be a mess.

Pat Delucia, of Van Dyck Street, stated that they have lived there for almost 60 years, and they are very concerned with the effects of this project on their neighborhood. She said that they have heard that they're taking into consideration that we're going to get larger water mains, we're going to get sidewalks, but we are the immediate neighbors of this development. So pretty soon, we're going to have 360 new families, and the one access to that plot is from Van Dyck Street. She said that they are really concerned about the effect on our neighborhood, which we have tried to maintain as well as we possibly can. She asked what's going to happen with the traffic as this project progresses, and also the construction traffic, which if she understands correctly, is going to go on for the next 20 years. She asked how that is going to affect their quality of life.

Brian Wallace, of Mansion Street, asked if UMH will be applying for any federal or state grants, or subsidies, for this project, and if so, what the requirements are that they mandate that you comply with.

Sam Landy stated that they will not be applying for any grants or subsidies. It's 100% private money. No public subsidies, and no government funds.

Brian Wallace stated that he thinks that the scope of the project is way too big for this community. He stated that he would have thought it might have started with, at the most, 65 or 70 units. He is concerned about the impact of such a large project on this small village. He said that he doesn't even think we can imagine what the impact of that project is going to be. He said that with all of the studies that go on, you can make numbers say whatever you want. He doesn't believe any of them. He said that this project should be scaled way back, and why all of a sudden after the lawsuit was done, which he thinks we never should have settled the lawsuit, did the size of the project increase.

Sam Landy stated that the lawsuit came up with a number that they settled about, which is 360 units. The property is approximately 180 acres. Manufactured home lots are usually 5,000 square feet, or eight per acre. So, if you looked at your acreage, multiplied by eight, it's a much higher number than what they settled for. So, if you went with 5,000 square foot lots, which is what manufactured housing could be, it could be 800-1000 sites, but they settled on 360 as the entire size of the development.

Brian Wallace stated that he knows the reasons behind UMH's decisions, and they economic reasons, but in terms of the impact on our village, he doesn't think that any resident here believes for one minute, that this project isn't going to have an adverse effect on our small village, traffic, and school. He stated that he doesn't know what the income level requirements are for this project. He asked what the average price is of these houses they are going to be selling.

Sam Landy stated that if a person went out to do an individual home on a lot, they'd have to get their own septic, their own water, their own excavating, and that dramatically increases the cost of placing a house on a lot. So, when they build a community of this size, they hope to keep the cost per lot to \$100,000. To build a lot five years ago, that would have been a lower number.

Five years from now that may be a high-end number. But today, they're building sites in Sebring, Florida, in Punta Gorda, Florida, and Carlisle, Pennsylvania. You could go to UNH's website, and you could see drone videos of what they do, and what they've done. And so, building those lots, and he's including the clubhouse, will cost them about \$100,000 per lot. These are going to be a factory-built houses, which factory-built homes today cost about \$100 per square foot. So, these homes are going to be slightly under 2,000 square feet, or about 1,600 square feet. That's what it costs UMH. Then they're going to be put on the foundation, which has additional costs, and from there, he can't predict exactly what it's going to cost at this time, but the approximate cost to build a unit is going to be about \$200,000. Then they're going to sell the house, and rent a lot, and doing that reduces people's housing costs. They'll get a lease, whereas most people usually have a 25-year mortgage. So, they'll have a 25-year lease. So, they'll know exactly what increases will go into lot rent over that 25 years. They've been doing this since 1968, and most people who bought homes from them could always sell them for more than they paid UMH for them, with the exception being during that 2009 to 2011 period when the price of all homes went down. But generally, because they keep lot rent increases as low as they can, which currently this year they raised rent 5%, but most years they raised rents 4%.

Brian Wallace asked if there are association fees associated.

Sam Landy stated that there are no association fees. It's strictly the lot rent, which includes the maintenance, and includes the fact that UMH owns the real estate.

Brian Wallace stated that he does not understand why anybody would want to invest \$100,000 in a house that they don't own the lot it's sitting on. He stated that that makes no common sense to him, but obviously, it's a good business model for UMH. They're making money. He asked if so many communities are wanted in Florida and Pennsylvania, why UMH continued fighting a lawsuit for 20 years to come to Cocksackie.

Sam Landy stated that there's a demand for affordable housing here, and the area is incredible. You're 18 miles south of Albany, you're a quarter of a mile from the Hudson River, and you're just about 40 minutes from Hunter Mountain. Every warehouse here has Help Wanted signs. That's why they came here, because the employers of the area are desperate for workers, and those workers cannot come to this area unless there's quality affordable housing, which is why they want to build the quality affordable housing right here.

Brian Wallace asked why they would tie up over a million dollars that they're initially invested in that property for 20 years, when they had all these other communities. Cocksackie doesn't seem to really want a project like this. He said that he thinks that most residents in Cocksackie aren't in favor of this project, at least not to the scope that they're trying to force. He said if it was 60 or 70 units, it may have been better, but that's probably not a viable business model for them. So, that's why they're not doing it. Again, he doesn't think they have any consideration for the residents in this village at all, trying to build such a large project.

Anita Hynes, of Terry Lane, stated that Van Dyck Street is not that wide. She asked how they are going to put five-foot-wide sidewalks in. She asked if they are going onto people's property. She asked if they were going to make it a one-way street. She said that she certainly doesn't see how that sidewalk can be put there. It's not a wide street to begin with.

Andrew Gilchrist stated that the street itself is not that wide, but there is a right of way. Which, he doesn't know what it is exactly. He said that it's either 50 or 60 feet wide.

Anita Hynes stated that the right of way is 15 feet from the center of the road.

Andrew Gilchrist stated that then they would use that measurement.

Melinda Purdy, of 30 Van Dyck Street, stated that she's new to this area, but she is very overwhelmed with everything going on here. She's trying to understand this, but she has some concerns, like the sidewalks, since there are kids that walk on this road, and she'd like to know what phases they're starting first. She would also like to know why they are bringing everybody into the village to start phase one and tear up our roads for sewer, and piping, and water, not knowing how these phases are going to go.

Andrew Gilchrist stated that they would need the water regardless of where they started.

Melinda Purdy stated that she doesn't understand why they're going to tear all of the village's roads up first.

Mayor Evans stated that there's a completely deficient water line on Lafayette Avenue. It would not support any housing from that direction, unless that entire line was replaced from Mansion Street, down, which we would plan to address at some point.

Melinda Purdy asked what the timeframe is for these projects. She asked if we are talking six months, or a year.

Andrew Gilchrist stated that that is difficult to answer this early on. The reason for that is there's a number of steps in the review process. He is not trying to avoid the question, just trying to deal with it directly. They'll have to go through the scoping process, and once the final scope is adopted by the Board as the Lead Agency, they then need to, on a technical basis, undertake those studies. He doesn't know how long that's going to take. It could take a short period of time, or they may run into issues that are identified in the scope that might take a little bit longer to complete. So, getting through the EIS process is indeterminated. Obviously, as an applicant, you'd like to get through the review process as expeditiously as you can. But sometimes, you simply need to address issues that need to be studied. So, until that process is completed, we can't move forward on the balance of the review. But as I said earlier, there's a few steps here. We have an annexation process, and that's going to take a period of time for each Board to get through and make their determination, and depending on how that decision is made, it'll dictate the balance for the project review. Let's be clear, we've made the applications. We've submitted the draft scope, and we're into the project review. So, this project is here. It's been applied for, and the Annexation Petition is here, and it's at the Town. We've submitted the Sketch Plan for the Site Plan, and we've appeared in front of the Planning Board for a preliminary presentation. We have been in front of the Village Board at a number of meetings. So, we're into the project review. I just can't tell you how long that's going to take to complete. We'd like to complete it as expeditiously as possible.

Melinda Purdy asked if Mr. Gilchrist is the Attorney representing UMH.

Andrew Gilchrist stated that that is correct.

Melinda Purdy asked why they changed from a 55 and older community, to now no age group and anybody can move in. She said if people are leasing the property, where are the taxes for the Village? Is the Village eating that now, because UMH is buying these lots and not paying taxes? She asked what the benefit is for the village and their school districts, or teachers, or people that work in this community. She said that this development is going to take away from our local people. She said that right now, UMH has a D rating on the Better Business Bureau.

Sam Landy stated that he doesn't know how they arrived at that. He said that they have 99% occupancy in many communities. Some 100%. Many over 90%. They rent 900 new homes per year, and they sell 200 homes per year. They maintain 95% rental home occupancy. You can see on their videos, they interview residents, and they are very satisfied. So, he doesn't know where, whatever rating Ms. Purdy is looking at, comes from. In regard to taxes, they pay taxes. It's based on the New York State statute. Each lot has a value, and there's taxes paid on that lot. Each home has a value, and there's taxes paid on that home. So, they do pay taxes that are effective for each lot.

Melinda Purdy asked what they thought about bringing in all of these people, and how it would affect the community, as far as the amount of people shopping at the local grocery store, etc. She said that we can barely support our locals that live here in terms of getting bread, milk, and gas stations.

Sam Landy stated that you're going to have these homes with 2, 3, or 4 residents per house, while spending money in your village, and they're going to spend money in your stores, and restaurants. The way he sees it, it is going to be very beneficial for anybody who's a merchant, whether you have a restaurant, a store, gas station, hairdresser, you name the business, these are

people. We have many residents who make over \$100,000 per year, and these people will all be spending money in your community.

Andrew Gilchrist stated again, this is not to avoid the question, but to properly answer it. A lot of it will be in the EIS, and to prepare part of that, it involves these community impacts. So, your question about taxes, about impacts on school, your questions about traffic, and road improvements, these will need to be analyzed by them and presented in the full EIS. That will be reviewed by the Village Board, and by its legal, and technical consultants. Once that information is in front of us, I think we'll all have that. Obviously, there's a concept design here. My client has determined that this is the project that they would like to advance. The determination to eliminate the age restriction is their determination, as any commercial applicant. A lot of engineering has been done on the project, but a lot of the questions that are raised, and they're good questions, need to be answered on the project. He said that he begs the public not to leave here tonight thinking they're trying to avoid answering these questions. It's simply that more information needs to be developed on it.

Mayor Evans stated that they're at the beginning of the process, and he can tell the public that the EIS is extensive, and if you read through one, you'll be very surprised at how detailed it gets. They're about 28 pages long, and its incredible detail as to what it looks at, and has to address.

Mahmoud Zeinalian, of 275 School Street, asked if in regard to the classification of these units as mobile homes, if there are specific tax, property tax, and school tax codes for mobile homes that are different from regular homes.

Robert Stout, Village Attorney, stated that he doesn't know how that would change the assessed value of the improvements. As the applicant indicated, they're still going to be responsible for paying property taxes, which based on the underlying value of the property, as well as the assessed improvements in the properties. Whether or not there's a different classification for mobile homes, we can have them address that issue as part of the EIS document, because they will include an analysis as to the economic impacts on the tax base, both for the Village, the Town, and the School District, as well.

Mahmoud Zeinalian stated that his follow up question would be why is it that they are being asked to be classified as mobile homes. They look pretty solid.

Sam Landy stated that there's a National Building Code, which is referred to as the HUD code, and that's used for what people call mobile homes, even though they're not so readily mobile anymore. Then there's the bulk of code, of the local building code, which can be used for modular homes. Their houses are built to the National Building Code, and for whatever historic reasons, they still call those mobile homes. The home can be taken apart and removed. It's on a chassis, but they're built to a National Building Code, and that's why they're called mobile homes.

Mahmoud Zeinalian asked if the tax code, as far as the property, and school tax is concerned, is identical to any other home.

Sam Landy stated that he doesn't know, because he hasn't read the New York Tax Law, but in New York, because they have other communities in New York, they receive a tax bill. Them, being the community owner, that includes the land, and the home.

Mary Beth Bianconi, of Delaware Engineering, stated that with the kind of houses built it has to meet code. We're going to make this very general. There's two codes. There's one if you were stick building a house, or if it was modular. So, the panels are made in a factory, they're inspected in the factory, where the electrical goes, and plumbing, is all inspected in the factory, and so you know that it was put together properly. That whole thing, it's one complete unit, and is made in a factory, and is brought here on a trailer, and installed, and fixed to a foundation that meets hurricane code, all that stuff. So, that is simply a distinction made between those two, they both need fire codes, and plumbing codes, and all that. There's just two different ways that it's done because of the way they're built. So, you're asking a different question, which is about the way properties are assessed in New York State. So, if you were to look in the assessor's manual, single family homes sitting on its own lot, is assessed as what's called a 210. There's numbers associated with all of these, a two family home, a single family home etc. All that really does is

allow the assessor to look at that, and they know that it's a single family home on a lot that is characteristic of all the others. There's also 411, which is another code in the assessment manual, which is for apartments. So, I can't recall off the top of my head because I'm not an assessor, if there's actually a different code for a manufactured housing, or a mobile home park, but nevertheless, the assessment is still just like it's your house. What the value of the land is, and the improvements on the land, which include things like the water line, the sewer line, the driveway, the house. So, the way the assessor assesses it is based on what's in the assessment code. There's not a lot of latitude in that respect. So, they go in, they see that it's a brick house built in 1950, on an acre of land, then there's a way they're supposed to assess that. If it's a brand new house, built yesterday, stick built on two acres of land, then there's a way they're supposed to assess that. So, this will be assessed, and as the applicant has said, they're going to pay tax. So, there's no PILOT. People who are familiar with sort of the industrial development side of the world hear about PILOTs, payment in lieu of taxes, where people are paying less. That's not what's happening here. This is going to be assessed as other similar projects are assessed, and I think one of the things I would encourage everyone to do, that Sam Landy mentioned, is to just go on the UMH website. There is a map, and it actually shows you New York State, and shows you all of the mobile home developments that this company has in New York State. You can click the little button on the map and then a picture of that community comes up, and you can read about what it is. There's one in Saratoga, and there's one in Greenfield.

Sam Landy stated that Brookfield Village in Greenfield Center would be a good one to look at on the website. There's a phase of that being built right now. The last phase is being finished. So, if you drove through the last phase of Brookfield, or the expansion area, there's the older community that was built in the 1970s, and then there's the new community that was built over the last seven years. If you look at that, you can get a very good idea of what the Cocksackie project will look like, and I think you'd be very happy with it.

Mary Beth Bianconi, of Delaware Engineering, stated that Greenfield, for everybody, is west of Saratoga. So, it's not that far away if you wanted to go look at that, but I do encourage you to look at the new UMH website, because this is hard to understand. Most people don't look at the world with these little maps, but if you go on their website, you will see more about what they do.

Sam Landy stated that he'd also point out that when you look at Brookfield, those are 5,000 square foot lots. These homes in the proposal are 10,000 square foot lots. So, predominantly, these are very large lots.

Veronica Foley, of 56 Ely Street, stated that she would first like to point out that in the rough sketch of the estimate for the cost of the home that they provided, she heard 1,600 square feet, which earlier in the presentation, the public was told they're going to be 2,000-2,600 square feet each. So, she'd be curious to know what the cost of the houses are using that square footage, which is under proposal. The second thing she'd like to point to is that we've been referring to the Consent Decree saying that it allows for the project to be 360 homes. She has read the Consent Decree, and it doesn't seem as though we are beholden in any way to that number of homes. One way, would be the annexation doesn't go through. Second, would be the variances, of which there are about five, that they want to put larger houses on smaller lots, and if we said no to the variances, that would probably also reduce the number of homes.

Sam Landy stated that he's a lawyer who was at the federal court hearing, and he read the Consent Decree, and his opinion is that it requires 360 lots, and that with the annexation land, there's a way we can have the 360 lots and come up with a 10,000 square foot lot each. However, if we're not dealing with getting the annexation approved, then we have to come back to the Village, and figure out a way to use 5,000 square foot lots and still get to 360 homes. The original zoning for this property allowed a certain number of manufactured houses, and that is why this Consent Decree allows us 360 homes.

Veronica Foley stated that she will also add, though, that the Comprehensive Plan that we created in 2007-2008 speaks to the community's request, that we focus on not having high density residential centers. It was a wish of the community back then, and it sounds as though it's currently a wish of the community now. So, she thinks it would be in the interest of our time together during these forums to discuss how those needs, and wants, be addressed during this process.

Sam Landy stated that the Federal Mediator was aware of that.

Michael Donahue, of 35 Van Dyck Street, stated that he just had a few questions, and while he thinks it's good if there's input from the public, he's worried a little bit that there's only a week of time that they can send questions in about the scope, because he doesn't know who knows about all this. They know, but there's a lot of people who may not, and he doesn't know how to get the word out there. Maybe a robocall to get the word out, so people can read the information on the website. He said that it's good that someone earlier pointed out Halloween, because that's one of the characteristics of the village in which there are times when Van Dyck Street, and Lafayette Avenue, are literally like one-way streets because of all the traffic. There's also boat traffic. People make the most of the river, and the stuff downtown in the summer. So, if in your discussions you seek input, and we should have a lot of input, we're going to have discuss what they are. So, one of them is drainage. Just so you know, there's a pretty good drainage problem on Van Dyck Street already. Where the farm is, and where the land is next to the homes on it, there's a huge drainage problem. There, it's generally underwater, most of the time. It's underwater now, with all the rain. So, there's a big drainage problem that we'll have to look at. He asked if UMH planned to have basements in the homes.

Sam Landy stated that there will be no basements.

Michael Donahue stated that that's good, because there's a very high water table here, and the basements would be flooded surely. He said that he also read on the scope, that it's a 10 year project, and they are looking at seven phases. He said for construction, the impact on neighboring residents would be from seven in the morning, until five at night, Monday through Saturday, for 10 years. He said that they just had a home built next to them, and that was very busy for many weeks, with a lot of noise.

Sam Landy stated that he would like the opportunity to say that UMH builds award winning communities. They've received an award from the National Manufactured Housing Institute for building the community of the year, and it's their objective that their project here in Mountain View Estates be the nicest community built in the country. So, when you ask for reasonable things, such as us working on drainage and traffic, we very much want to do that with you. We very much want to upgrade the barn. We think that could be brought back to be an incredibly beautiful barn. We think the idea of having horses riding through your village on a bridle trail will make this a fantastically desirable place, and people might not agree, but I think so because we happen to like horses. But our objective is to use the best manufactured homes in the country. They're built right here in New York, by Champion Homes. So, they're going to be built in New York State. He said that they'll use local contractors to do the roads, water, and sewers. If the customer elects to have a garage, they can have a garage, and pay for that building here. They plan to have professional management. Barry Rausch is from Coxsackie, and he's been managing the property. They intend to always have local, professional management, to make sure that they do all they can to not interfere with any residents' enjoyment of their own property. So, when you talk about how it's built, it's not built every day for all those years. What will happen is, they'll come in with the contractors, and they'll be contracted to build the first phase, which you know, compared to building a house, is very minimal. It's storm drain, roads, sidewalks, rebuilding the clubhouse, and then each house is going to come from the factory. So, you're not going to hear all of that banging, and the time it takes them to put the two units together is one day. That's it. First phase is, you generally think, four units per month is a success. Once you have people coming in, family members, and people invite other friends to dinners, then next thing you know, you could do 80 homes in a year, but it really starts out about 40 homes per year. So then, after we do the first phase, we might decide that the second phase is ready, depending on how sales are going.

Gregg Ursprung stated that it takes them probably four to six months to build the infrastructure for lots. Something like that. It's just roads, water, and sewer to support those. Then the home is going to come from the factory in two pieces, and the setup crew will come put it together. The electrician will hook it to the electrical pedestal, and it will be hooked to the water, and sewer, and that's it.

Michael Donahue asked what they will be doing for the storm water management.

Gregg Ursprung stated that in order to take care of that, they will have to meet all of DEC requirements for storm water management. So, they'll have to make sure that no more of the peak runoff is more than it is right now. Then, in addition to that, they have to provide water quality treatment of the storm water. So, that's cleaner water running off the site.

Sam Landy stated that he just wants to mention that in most places where they're located, they'll buy an existing community, and they'll bring it up to today's standards. When they buy to expand it, they get their approvals right away, because the people who work in the municipality move into our community, because we can provide a home in some places for as little as \$900 per month. Of course, it will be more here because of the taxes, etc. It will be in their scoping document and will give the exact numbers. But retirees, where people have homes in Florida in the winter, and then in the north in the summer, we're perfect for those people. It's affordable, and they can maintain two homes. You have the baby boomers who are 60 years old now, who are looking to sell their existing homes and downsize, that are a major part of our customers. Then you have the millennials, the young group, that's just starting their family and working. They're getting jobs, but they want a place to live that they can afford, and they accept our communities. You get to park your car in your own driveway directly in front of the house. So, you see the cars, you can have a small pet, we have the clubhouse, we have a swimming pool, and we have other recreational things. So, it's very attractive. That is why UMH creates over 1,000 new occupied lots per year. He thinks it would be good for Cocksackie.

Michael Donahue stated that earlier it was mentioned about the Comprehensive Plan. He said that he knows there's a lot of work, but we may want to think about doing that now, because it was last done in 2007, and most plans generally have a 10 year life.

Mayor Evans stated that he has a concern over the stormwater. He said that every resident knows the Bailey Street railroad crossing, and how it always flooded there. It used to flood, but was passable. Then, when the school did their project on redesigning all the athletic fields, and all of that, he was told very clearly that they had no additional runoff. Well, if you're local, you know that the roadway went from having a little water to go over, to having a lot of water go over, and sometimes becomes impassable. Last year, we put in a couple of bigger drainage pipes, and we raised the road up in that section. It's still getting a little water over it sometimes, but it's 99% passable now. Stormwater in Cocksackie is a big deal, especially up in the top part of the area.

Patricia Bini, of Van Dyck Street, stated that she only just found out about this meeting today. So, she didn't read any documents, but she thinks that Van Dyck Street definitely needs storm drains. Her other question is, on which side of the street they will be putting the sidewalk, and how that is going to impact property owners. If they're raising up the road and the sidewalk, will that mean more water coming to neighboring land. She said that that may be more of a question for the Village, rather than a question for UMH, but it's a definite concern. So, while they're digging up for the water lines, maybe we need to do a storm drain, and look at how our sewer is, if they're going to be digging up the roads.

Mayor Evans stated that they have not looked at any of that yet. That's all to be determined down the road.

Patricia Bini asked if the Village will consider the fact of what it's going to do to the neighboring residents and their property.

Mayor Evans stated that they will absolutely look at that as far as water is concerned.

Patricia Bini asked if the Village will be looking at the sewer too.

Mayor Evans stated that the Village will be looking at all of those things.

Carter Hodgkin, of 16 Elm Street, stated that she has a question about the scale of the project. She said that it does sound like UMH does nice work, but it's the scale that's concerning. She asked if it was possible to negotiate a timeframe for building out the whole thing, and maybe doing it in 20, or 25 years, instead of right away, so that it does not overwhelm everyone. She said that she knows that decisions are based on money, but it's just completely out of scale with the size of his community. She said that she would like to see some sort of timeframe that would make more sense.

Sam Landy stated that he believes that eight years is about the right number. He doesn't see how they can say it's going to take longer. They don't need to make it shorter, but that's about what it's going to take. Somewhere around eight years.

Bruce Rappleyea, via Zoom Video Conference, asked how much the average sale price will be to the public. Also, will UMH put up these homes and then put them up for rent, not just for sale? If so, what do they anticipate the monthly "affordable" rent will be? Also, what happens if people buy these, and then turn them into Airbnb's?

Sam Landy stated that the average sale price varies by area, but what their experience is in their community in Sebring, Florida, which is a brand new community just built by them, with a clubhouse, pickleball, swimming pool, big barbecue area, dog walk, and all those things, they did a combination of resident owned homes, and rental homes. Rental homes builds the community faster, because some people don't accept the idea of owning the home, and paying them rent. So, for the people who don't like that, they can just rent the house for a month, you're on a one year lease, and you can leave. If you decide you like it, and you want to stay owning, it actually reduces your cost. The reason is that there's going to be a lot rent, and that lot rent, which is based on the lease, is going to go up a certain percentage each year, about 5% per year. If you own that house, every year you're paying down your mortgage, you're building up your equity, and at the end of 25 years, you own that house. You have zero payment on the house. You can sell it, you can get your money back, and you might make money. So, a person who knows they're staying there, the rest of their life, they're going to reduce their payment and build equity owning the house. On the other hand, there are the people who say that they're only going to live there three years, and they just want to rent it, and then they don't have to worry about reselling it. They'll give one month's rent, and one month's security, like typical renters. That works out also. He said that they know they rent out about nine homes for every one they sell. It's because a lot of people prefer to have that mobility to just leave whatever they want, and that is fine with them. So, they do rentals, they do sales, and in Sebring, interestingly, they decided to do a limited number, actually three, Airbnb's. Anyone can stay at their Airbnb to figure out how they like the community. They fully furnished two models in Sebring that are advertised as Airbnb. They rent one for \$2,800 for a week. Part of the purpose of the Airbnb is so people who don't know whether or not they're going to like it can come stay in a fully furnished unit, check it out for one week, and see if they would want to rent or buy. So, they think that Airbnb, if the township wants to allow it, they could do a limited number of them so people could learn what the product is and see how they like it.

Linda Deubert, via Zoom, asked if UMH holds the mortgage on sales.

Sam Landy stated that they do hold the mortgage. So, any customer is free to get a loan from whoever they want, but generally, we are the lowest cost provider of financing, because we've learned that as the manager of the community, we can manage the collateral better than anybody else. So, it cost us less to manage the loan, and so we could charge the customer less than anybody else, but they're free to get a loan wherever they want.

Mayor Evans asked UMH what the average price would be per home.

Sam Landy stated that again, we're talking about a couple of years from now, but right now at Sebring, they can sell houses for \$160,000.00 to \$230,000.00.

Melinda Purdy asked if they are going to be able to maintain the roads over there, with the Village's staffing, and Police Department. She asked if they are responsible for maintaining their own roads.

Sam Landy stated that that's part of the land lease community. They maintain their own roads, own water or sewer, everything within the community is maintained by them.

Melinda Purdy asked about opening the development up to the public for the use of the pools and trails.

Sam Landy stated that it is private property for the residents only.

Melinda Purdy asked if she is understanding correctly that people will not be allowed to walk on the trails, or use the horse trails because it is private property.

Sam Landy stated that that is correct.

She said that by doing this they are excluding the existing village residents. She asked what benefit does the project give the village.

Sam Landy stated that the village will get the tax revenue, the customers for all of your businesses, and if you're an employer you get a pool of labor. He said that they did this in Nashville, and Memphis, and when they build their community and provide quality housing, a workforce comes to that housing, which improves every businessperson's business, because now they have a pool of labor to run their business, and then the people contribute to your town. They can be artistic, they can be musicians, they can be involved in fire, police, etc.

Melinda Purdy stated that what it seems is that they're separating that community, from our community.

Sam Landy stated that he's only separating in terms of a private development. He said, for example, let's say you owned a home in our community, or you rented a home in our community. You don't want those streets open for any traffic. You want just the people who live there.

Melinda Purdy asked what about the village's traffic.

Sam Landy stated that the residents that live on a Village owned street are public streets, and theirs are owned by UMH.

Melinda Purdy stated that our police departments going to be maintaining that area, so it's not just public, and it's not just private. So, they're getting the benefit for both. She said that if they want to do the project in phases, that's fine. Bring it in slowly, but you have to think about the rest of the community that's here. They want our support, but they're not giving us any support.

Sam Landy stated that they are willing to listen, and willing to discuss it. So, if you take our clubhouse, the clubhouse is for residents, the swimming pools are for residents, and the pickleball is for residents. He asked what the public is suggesting they leave open for non-residents.

Trustee Levine asked if the walking trails could be open to the public, since they are going to be on the perimeter.

Sam Landy stated that just like any other private development, or if you go to an apartment complex, there's going to be things that are not open to the public. They can look into opening up the walking trails, because they're on the outside perimeter of the property.

Brian Wallace asked if they have direct access to Route 9W for their project, or if they have some kind of a right way.

Gregg Ursprung stated that they do not have access from 9W. They have access from Van Dyck Street, and River Road.

Donald Russo, of Highmount Road, stated that he just wants to make sure he understood correctly from when they were talking about the ratio of purchased homes versus rentals earlier. He asked if he heard correctly that they rent nine homes for every one they sell throughout the country.

Sam Landy stated that that is correct. They operate 134 communities, and have about 25,000 homes, and that is correct. The ratio is nine to one.

Donald Russo asked how they explain the math in their file if that is the case. For 360 homes, that would be about 300 for purchase.

Sam Landy stated that he didn't really explain this earlier. Those figures are based on existing

communities where they're taking communities from the 1970s, and upgrading them. When they build new, like this proposed development, they're trying to do predominantly sales, with some rentals. So, when they build new, they prefer a majority of sales. They will do what the customer wants, but he can't tell the public in this moment what that number will be. They are satisfied with either renters, or owners.

Brian Wallace asked if it is up to the individual owners of the property for the upkeep of the property, or is that up to UMH.

Sam Landy stated that there's rules and regulations that they adopt, but the resident who owns the home on the lot, is supposed to maintain that lot. They are responsible for cutting the grass, landscape, etc. In the event they don't, the rules and regulations allow UMH to bill them. If they are a flagrant violator, they could be evicted for that. He said that they have found that those who own their home, and rent the lot, sometimes don't mind spending money on expensive landscaping. They are surprised to see that even their renters spend significant money on landscaping. Sometimes these are people who work as maintenance people, as masons, or in landscaping themselves. It amazes them what beautiful work they do on a house, and a yard, that they're just renting, and on their own, do significant work to upgrade their lots. So, in the past years, they have had no problem with people renting their properties.

Brian Wallace asked if UMH truly has no problems with properties.

Sam Landy stated that for clarification, when he says no problems, they have 9,000 rental residents. So, there's always problems. In terms of as a percentage, it is minimal. They have their rental homes, which are 95% occupied, with 98% rent collection. That was even during COVID, when courts were virtually closed, and you couldn't do eviction. People paid the rent, and when you went to find out that people lost their jobs as waiters, or waitresses, they still paid the rent to keep their house. A lot of them would say that they knew that if they lost this house, which is a manufactured home, energy efficient, reducing their utility bills, three bedroom, two bath, vinyl siding, shingle roof, they have the car parked in front of them, they can have their dog, it comes with the shed, and they can have their garden, they knew if they lost that house, they were winding up in a worse place that cost more. So, whatever they had to do, they did, to pay the rent during COVID. They got jobs as truck drivers, and warehouses, all sorts of things, and they paid the rent, because they didn't want to lose the house they had, because they knew it was better than anything else.

Brian Wallace asked if they have any problems with if they rent it to one family, and then they have extended families moving in. So, you wind up having multiple families in one house.

Sam Landy stated that they don't allow subletting.

Brian Wallace stated that he is thinking more along the lines of a husband and wife owning a house, and suddenly they have two kids, with their families, moving in with them, or similar circumstances like that. He asked if that is permitted.

Sam Landy stated that HUD has rules that regulate how many people are allowed per bedroom. So, you can't go over that number of people for bedrooms, but that's the only rule there. He said that he can't remember this off the top of his head, but he thinks it's two per bedroom. They can't have more than whatever that number is.

Brian Wallace stated that it sounds like you can't legally prevent extended families from moving in, but he asked if each person needs to be on the lease.

Sam Landy stated that the original person who rented the house has to go through the background checks, all those things, and so does anybody they bring in. If they're paying the rent, they're following the rules and regulations, and if they bring in a family member, they also get a background check.

Melinda Purdy asked how they would know that the family members have had a background check.

Sam Landy stated that they can require that. So, let's say an additional car shows up in the

driveway for more than three days, or a month. If they have somebody living there, they have to come fill out an application, and they can run a criminal background check.

Mayor Evans stated that he is not sure that Ms. Purdy's question from earlier was totally answered. He can address the water and sewer. All of the infrastructure within the project is going to be built by UMH. So, the Village is going to have no cost, and no maintenance. We're not going to plow the roads, or any of that. So, we're going to provide water and sewer services, which we'll obviously bill for, but there's no cost from the Village, other than possibly water meters, which is a normal cost. We want to install a water meter on every house. It's advantageous to us because it helps identify leaks, and things like that. As far as major infrastructure, it's all borne by UMH.

Melinda Purdy stated that the Village Police Department is going to go into it. What about the Fire Department, Ambulances, things like that?

Mayor Evans stated that that's all addressed in the EIS. Obviously, there will be EMS calls, and the Town runs the ambulance. Obviously, there will be Police calls, and obviously, there'll be Fire calls as well. One of the things that I insisted on, is if the annexation goes through, that it's a complete annexation, not splitting off certain services. The reason is, for those of you that understand our Fire Department, the company behind us here protects the village, and Hose Company #3 on Bailey Street protects both the village and the town, and if it's going to be incorporated into the village, we want it 100% incorporated into the village, and we want the Village Fire Department handling it, not just one company, etc. Also, for Police. We don't want the State Police going through that whole project to get to that one tiny little section. So literally, you're going to have somebody on one side of the street calling the Police, and they get Cocksackie, and on the other side of street, they get State Police. We don't want that. So, it made no sense to do anything less than a complete annexation if that goes through.

Sam Landy stated that one of their videos on the UMH website is an interview with the Mayor of a town, and he talks about how Police and Fire live in the community, and that the people who work as Police Officers, and in Fire, and Ambulance, live in the community, and it's a Mayor being interviewed on the video.

Melinda Purdy asked if they are going to put speed bumps on Van Dyck Street, and Lafayette Avenue. With all of the traffic coming in and out, they need to slow traffic down, because we already have an issue. People do over 30 miles an hour on Van Dyck Street.

Sam Landy stated that all the way back when they began this, when Henry Rausch was the Mayor, it was their feeling that this village needs more people paying taxes to take the burden off of the small number of people who live here. So, if you have 360 additional households paying taxes, it helps you afford more Police, more Fire, and more Ambulance.

Melinda Purdy stated that it doesn't take the burden off the village residents. Mr. Landy is wrong on that.

Andrew Gilchrist stated that again, to reiterate, let's remember the stage of the project review we're in, which is these are all very good questions you raise, but they will be analyzed, economic impacts of the project will be analyzed, and impact on community services have to be analyzed. There'll be data on all of that. That will all be together again during a subsequent Public Hearing to discuss, so we appreciate those comments. We have to analyze that to determine what the impacts are. The public may not like the answer, but the answer could be that there are no impacts based on our analysis.

Melinda Purdy stated that it sounds like UMH is say that the answer is no.

Andrew Gilchrist stated that Ms. Purdy is putting words into the applicant's mouth, and specifically his mouth. He didn't say no, he said the analysis may show there's not a significant impact. That'll get reviewed by your town attorney, and consultant, and each member of the Board. It may show that there are impacts, and then SEQR requires an applicant to propose mitigation measures. That's going to be the subject of review by the Board. So, we don't know the answers to these yet, and I'm not saying no, and please don't characterize what I've said, or the applicant said, as no. The answer is we have to analyze that. If there is an impact, we'll need

to propose mitigation measures.

Brian Wallace asked what the density footprint looks like.

Sam Landy stated that these are three bedroom, two bath homes.

Brian Wallace asked what is the average number of people in their other communities per house. Is it like a mother, and father, and three kids, or just a husband and wife? What's the average density?

Sam Landy stated that it truly varies based on location. It depends on how many people will have a house in Florida in the winter, and come here in the summer, and those will generally be people over 55. So, it's generally going to be two per household. Then you're going to have families, and families who may have two, or three children, but that will all be in the documentation.

Brian Wallace asked if they are going to be one, two, and three bedroom houses.

Sam Landy stated that that is correct.

Brian Wallace stated that he would think there might be a considerable impact on the school system.

Mary Donahue, of Van Dyck Street, stated that she's just curious if they really do a background check on people that moved in. She didn't understand that, because when they bought their home, she doesn't think there was background check. So, why do you do a background check?

Sam Landy stated that anybody buying a house in their community is going to have to go through a credit check, and they are also entitled to do a criminal background, and criminal police check.

Michael Donahue asked if there's certain crimes that are not allowed.

Sam Landy stated that the current law does not allow you to refuse people who have committed certain crimes. So, they follow the law. He said that Craig Koster, who is here tonight, knows better than him what it says today, but we follow the law as it's written.

Craig Koster stated that what would keep someone from being able to buy or rent a home would be a sex offender, that's prohibited no matter when it occurred, no matter how far back, as well as certain felonies such as robbery, and burglary.

Michael Donahue asked if there's somebody's brother in law that needs a place to live, and if they want to live with somebody in this development for a while, if they would they do a background check on them. He asked if somebody would have to apply.

Craig Koster stated that if they tend to stay in it for 72 hours or more, they do a background check.

Mary Donahue asked if this is just UMH's position, or this is common for other companies.

Craig Koster stated that it's all in UMH's rules and regulations.

Mary Beth Bianconi stated that if there are apartment dwellers, or somebody like her who has kids who live in apartments, you are familiar with the fact that they are consenting to background checks if you go live in a nice apartment.

Michael Donahue asked how the taxes get billed.

Sam Landy stated that UMH gets billed for both all of the land and homes, but they turn around and charge the resident for their portion of the taxes. It is billed into their lot rent.

Michael Donahue stated that that could be considerable then. It could be like a few 100 dollars or more a month.

Sam Landy stated that when they buy the home, and they get a lease, it's a long term lease, and it's going to have the 5% annual rent increase, or CPI, whichever is greater, and it's going to pass through water, sewer, garbage, and taxes. So, that resident pays whatever the tax increases are in the payment back to UMH, and UMH in turn pays the tax bills.

Julieanna Irwin, via Zoom, asked if since this is affordable housing, these rentals able to be rented via Section 8.

Sam Landy stated that their company does not allow for Section 8.

Mary Beth Bianconi stated that she would like to circle back on the tax discussion. This is all one giant piece of real property, and it will continue to be all one giant piece of real property. So, when we talk about lots, it's not like a subdivision. This is not going to go to a subdivision where there will be 360 individual lots. Really, the lots are just the spaces where the homes are constructed, but the underlying landowner, and that's why the taxes go through the corporation, just like how condos are kind of handled like this. If you think about it, there's the underlying landowner, and then there's the buildings with the walls. So, if you're familiar at all with the way condos are taxed, most of that, in that respect, makes sense. It's kind of a complicated piece of real property. The residents are paying UMH, and then they pay the taxes, but you're going to base that on what the actual assessment is on one big tax bill. So, it'll be up to the assessor, but they're going to look at the property as it's improved. So, it's just like if I own two acres, and I have just a house on it, and then I go build a standard freestanding garage. So, my assessment just went up because I spent 20 grand on a freestanding garage. Then I say that I think it'd be really super cool to put in a pool. So, now I go and put in a pool, and my assessment just went up. So, that's kind of the way this works. It's the land as it's improved. So, it will be the land, and the roads, and the water, and the sewer, and the buildings and stuff. So, it's as it's improved. As they continue to build, the tax bill goes up, and up, and up, because you're building more stuff. So, the assessor will say there were six houses, now there's seven, etc., and I'm going to assess them at \$200,000.00, or whatever the number may be. So, that's a really simple way of looking at it.

Brian Wallace stated that UMH really couldn't answer what the density was going to be, because he had no way to determine. So, for analytical purposes, how do some of these processes we're going to be going through work? Do you use an average figure per home? How do you assess the impact that it's going to have on our services, school, and everything else concerning the village?

Mary Beth Bianconi stated that the Department of Health, the DEC, the DOT, and all of these agencies, publish data that gives you averages. So, we would go look at New York State DEC design standards to say, okay, for a two and three bedroom house, what kind of density are you going to use for this project? We don't make stuff up. We use the standards. Those are based on the number of bedrooms. So, they're not based on the people, they're based on the bedrooms. The traffic is based on the type of structure. So, they figure out, if you build a five bedroom house, you probably have more cars than someone who builds up two bedrooms. So, if you have a two bedroom house, what's the average occupancy? Schools have a separate metric that gives you the number of children that are generated based on looking at the geography, and then there's a metric that you use. However, due to some of my experience, most of the polls, because they're published by like the Department of Health, who's dealing with every municipality across the state, they're not trying to be very crowded on the razor's edge. They're trying to be really conservative, and give you big numbers. So usually, they're bigger numbers. So, usually for traffic, they tell you there's more cars than you really experience in real life. For water demand, they usually tell you there's more water demanded than you really experienced in real life. A good example here locally that we can look at is when they built SERTA. If anyone remembers, originally, there was no traffic light there, and that was because when they did initial analysis of that land use, they used the super conservative numbers for how many trucks were going to go in and out. In real life, there were a lot less trucks that went in and out than they thought. So, it took a really long time. They had to build the liquor distributor in order for them to get an accurate number of trucks that require the light to be built. So, the numbers are intended to be really conservative. So, we look at those metrics, but again, this is all analysis that will be included in the Environmental Impact Statement. I do encourage people to go look at the Environmental Impact Statement that was done in 2007. It is literally thousands of pages of data. There's a school impact analysis. It's probably 80 or 90 pages long. Go look at that stuff so that you can get

an idea. It'll all be updated, but you can get an idea as to it showing you where the data comes from, and how does it get figured out, and what are the comparisons that are made, and that will help you as the process goes forward to kind of ask these questions, and really probe what needs to be understood.

Brian Wallace asked if Ms. Bianconi, as Village Engineer, is tasked with looking out for the village residents' interest, and making sure that what you see in these impact statements is correct data.

Mary Beth Bianconi stated that Delaware Engineer is one of many that will be looking at this. So, this is an Environmental Impact Statement. This is being done under what's considered a Type One action under SEQR. So, the State Environmental Quality Review Act looks at what's being built, and kind of puts it into categories. There's category where you're doing something basic, like maybe you got a water line in the ground, and you're going to take it out from another one in exactly the same spot. They say that the chances that you're doing something to the environment that's bad is pretty low, because it was already there, they're just going to put another one in place. With something like this, there's a good chance that there might be some pretty significant concerns. Everybody's been talking about traffic, and water, and sewer, and drainage, and all of these things, impacts, and schools. So, when that's the case, in addition to this Board, and the Planning Board, and the Zoning Board, and Village Attorney, and in our office, we have 77 engineers, so it's all we do, but also the Department of Health, they get copies of all of this, and they write us letters and say we agree, we don't agree with this analysis, the DEC, and the DOT, to the extent that they're involved. There's a whole bunch of different agencies that also give us feedback for this. So, you're not just relying on one person, or one agency. It's a lot of things. Then there's the public, to look at this and say your thoughts. However, as the applicant has been saying to some degree, they don't have a crystal ball, and they can't predict the future. They're in this to make money. So, they're not going to build something that doesn't make money. So, they're going to make a series of assumptions as they go through and do this analysis. Look at those assumptions, as they are these reasonable assumptions, and you can do some research. One of the things that Sam Landy mentioned is United Mobile Homes REIT. This is a real estate investment trust. There are real estate investment trusts all over the place. There's lots of them. You can look up what real estate investment trusts do. You can look up other real estate investment trusts and how they function. So, the more knowledgeable about this business proposition, the better questions you can ask, and the more you can understand what's being proposed. So, I strongly, strongly, encourage everybody to talk to all your neighbors about becoming informed. This has now been said a couple of times, but there are a lot of pieces to this process. This is step one. When this step is concluded, I think the next thing that happens is annexation. So, the annexation process has its own process with its own hearings, and then once that's finished, then assuming whether the annexation is going forward or not, there's a project here. Then it comes to whatever the appropriate Board is for the application process, through either the Planning Board, or the Zoning Board of Appeals. Those are all part of the process. So, all of those things have to be done before a Building Permit can be issued. So, there are many pieces that kind of have to be sequenced. For instance, a Site Plan review can't be issued until the Zoning Board has acted on any of the variances, because you can't approve something where you don't have a variance. So, there's a step by step process, and you as the public are engaged in all of the steps. This will not sneak up on you, and you have lots of opportunities to ask questions. The Village is going to do a good job of keeping stuff on the website. All of the materials will be there. The volume of materials will get to be pretty big, so we might need to go to a different mechanism to make sure it's useful for people and you can look at it. But for instance, what's the analysis of water demand? That will be there. How many bedrooms? How many gallons per day? What's the peak? How much fire flow is needed? Can an eight inch pipe carry that? That will be there.

Brian Wallace asked if there will be any more Public Hearings that they're going to have on this project?

Robert Stout, Village Attorney, stated that there's going to be at least three or four, and it's always possible that as the project progresses, that any individual Public Hearing could be extended for more than one session. So, quite a few as we move along.

Mayor Evans stated that he would encourage everybody to look at the Village website, and check it weekly. You'll see anything that's been updated as far as documents. The Clerk, Nikki

Bereznak, will make sure that they're posted as soon as possible. The public is always welcome to email questions to the Board, or to the Clerk. If we can't answer them, we will refer them on to our counsel or engineering. That's throughout the entire process. So, it's not just this segment, or any one segment. If there's at any time, anything you have questions on, we will be happy to try to answer them. You just need to get in touch with us. Also, we post stuff on Facebook. I know not everybody's on Facebook, but we try to post our meetings, and things, on Facebook as well.

Jean Muller, of 500 Adams Road, stated that earlier the Village Engineer was speaking to people about looking at these reports. There's thousands of pages. She asked if the public is going to get a Project Summary Report that gets periodically updated, that all these people will look at instead of reading thousands of pages.

Mary Beth Bianconi stated that the only point she was trying to make about the volume is that it's a very detailed review. The stuff that goes into this is very detailed. So, there'll be a couple of things that will happen. In the Environmental Impact Statement itself, there will be an Executive Summary.

Jean Muller stated that what she is looking for in an overall Project Summary would be detailing on what happened with the EIS, what happened with the adaptation, what happened with permits, etc.

Mary Beth Bianconi stated that right now, the stage we are in, is the Environmental Impact Statement. There is going to be the Executive Summary, which is going to walk through and say, here's the product that's proposed, here were the different areas that were studied, here was what it told you, etc.

Jean Muller stated that she understands that, and if you want to read the whole document, by all means, but a summary of each one of these findings for whatever is being done is important for this project. Those summaries should be in a report so that people can just look at that and look at the key elements that they want to look at, not at the thousands of pages.

Mary Beth Bianconi stated that there will be an Executive Summary, which that's going to be maybe 20 pages. So, it's not thousands, it's like 20 pages. That'll be in the EIS. So just process wise, in the EIS, you're asking questions. The EIS is a big document that answers that question. So, this analysis will end up being a public document for public review. People will then ask more questions. They will say, well, what about this? And what about that? What about this? Those answers become the Final Supplemental Environmental Impact Statement, which makes it sound like it's the end. The first one is the draft. Second one is the final, with sort of finalized answers to the questions. Then there's a thing called a Finding Statement that is also 25-30 pages long. So, it's not an exhaustive document, but it does summarize everything. That's at the end of the process. So, in this stage of the process, scoping is kind of a summary to read. So that's the scoping document that's online right now. When we get to the Draft Environmental Impact Statement, it'll be the Executive Summary of that document that will be kind of the summary of that. When we get to findings, that we'll be the Finding Statement. None of those are more than 20-30 pages. So, it's not an enormous thing. It's easy to read. This is intended to be written in plain language. If there's jargon, it should be explained. If there's acronyms, they should be explained. So, you'll have all of those. Then as the project process goes forward, there will be more documents that will be brief, and to the point, and explanatory. When there's the hearing on the annexation, there's going to be a Notice of Hearing that's going to say, this is a hearing on the annexation of this property, to this place, doing this, so that somebody will be there. So, each step will have its own kind of summary.

Jean Muller stated that what she's looking for is the summary of the whole overall project plan, and a summary of all the different findings, from all the summaries.

Mary Beth Bianconi stated that it doesn't exist yet, because each time another element is added, you do an update, etc. So, when we, for instance, if this ever gets to this Planning Board for Site Plan review, that is exactly what we do. That is exactly the process. It will say the application was submitted, here's all the application materials, and every month that gets added to the status as a summary. Here's the action items, and here's what happens next month. That stuff all happens, but that is like five steps down the road from where we are right now.

Jean Muller stated that people may not get that they're coming in here for an hour, or getting a little bit of information on a project, with no Project Summary, for something this size, for these people to think that they need to go through thousands of pages of documents. She's just raising that concern, that people are going to fight back if you don't make it easier for them to review this information.

Mary Beth Bianconi stated that, again, she thinks that's the intent. It's just the summaries will be for the activity that's happening right now. So right now, it's the Scoping Document. That's the relevant document right at the moment. It's 22 pages long.

Michael Donahue stated that the project is following a roadmap, so to speak. Outlining the steps in the process. He asked if the public can be made aware of what the next steps are.

Robert Stout, Village Attorney, stated that they could do that. Also, DEC publishes some information, just so you can understand the environmental review process. We can look into linking to those types of general resources and putting that on the website, as well as a one page document that walks through all of the process.

Janine Rundell, of Freleigh Place, asked if the annex does not go through, what happens to all that rest of that land. What happens to the trails, and everything else that they want to put out there?

Sam Landy stated that If you're asking him, and his opinion, we want 360 lots. We're willing to build 10,000 square foot lots, as long as there's room for 360 lots. If the land did not get annexed, then the only way you're going to get to 360 is to go to 5,000 square foot lots. So, then that would be what they would be requesting. They hope it gets annexed. We hope we use 10,000 square foot lots, and we hope that the 360 units is spread across the entire property. That's what we hope to do, and that's what we seek to accomplish.

Janine Rundell stated that if it doesn't get annexed, then they don't have the trails, you don't have the horse trail, or hiking trails, and everything that you want to use that's inviting and enticing people to come and buy their homes, on your property, that all of a sudden is not there.

Andrew Gilchrist stated that let's presume we get to that process. We've done the EIS. We have the record so the Boards can make informed decisions. We have the public here. Again, the annexation, this Board acts, and the Town board. There's a lot of things that could arise. Both Boards could deny the annexation. That has a certain legal consequence. One Board could approve, and one Board could deny. Those have separate legal consequences. If both Boards approve, then the annexation is completed, and the project review will continue, as we hope we've discussed tonight. We don't know how the Boards are going to act yet. It depends on what the vote is because there are different options. We don't know that yet. So once that happens, then as any applicant, you sit down and review. You say here's our project, how are we going to move forward? What various options do we have to weigh?

Janine Rundell asked if they will only have one entranceway from Lawrence Avenue. She knows that the rest of the land is supposed to be Green land, but is there another way instead of having another entrance on Van Dyck? Can you have two off of Lawrence Avenue, or River Road.

Gregg Ursprung stated that one of the issues is with all the wetlands that are over there. So, they're trying to avoid disturbance of the wetlands.

Janine Rundell asked if they could go down further on River Road, or go onto Noble Street.

Gregg Ursprung stated that you couldn't go down Noble Street. You'd have trouble getting up the hill to make that connection, and there's a pretty good drop off. So, it's very difficult.

Mary Donahue stated that years ago when the model was brought in it got stuck somewhere, she asked where will they be bringing in the homes. Will they come down Lafayette Avenue? Will they come down Van Dyck Street?

Mary Beth Bainconi stated that all of that will be determined in the Environmental Impact

Statement. There'll be a whole section on construction, how it's all going to work, and where the staging areas will be, etc. That will all be in the Environmental Impact Statement.

Gregg Ursprung stated that all that was defined in the last Finding Statement. That was done for the previous one.

Mayor Evans stated that if anybody has any further questions after they leave, they can just go on the Village website, and you can email them to the Clerk. She can direct them to the appropriate folks, whether it be the UMH folks, the Village Board, our Counsel, or Engineer. We'll try and get you whatever answer. He said that he encourages the public to check the website periodically, and that will give you updated information. He hopes this was beneficial. He'd like to thank everyone for coming.

Andrew Gilchrist stated that just one point of procedure, he knows that the public had questions about the scope. So, under SEQR, there are regulations on getting the scope finalized, and certain timeframes. We'd certainly like to make the public aware that it's very good to submit any questions or comments throughout this entire review process, but if you have particular comments on the proposed scope that we've submitted, those should be submitted in the very near term. I'll leave it to the Board's discretion on when, so that we can get the scope finalized, and we can proceed with the preparation. So, I'll leave that to the Board.

A motion to adjourn the meeting was made by Trustee Daoust and seconded by Trustee Vermilyea. Trustee Daoust voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Vermilyea voted yes. The motion carried.

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,



Nikki Berezna
Clerk